

EXHIBIT 1

INTRODUCTION

Respondent Ram Development, Inc. is a corporation engaged in real estate development, located in San Francisco.

In 2000, during the second semi-annual campaign reporting period July 1, 2000 through December 31, 2000, Respondent Ram Development, Inc. and its affiliated entities made \$105,250 in political contributions, and thereby Respondent Ram Development, Inc. qualified as a “major donor committee” under the Political Reform Act (the “Act”).¹ As such, Respondent was required to comply with specified campaign reporting provisions of the Act.

As a major donor committee, Respondent was required by the Act to file a semi-annual campaign statement, commonly known as a “major donor statement,” disclosing Respondent’s campaign activity during the period July 1, 2000 through December 31, 2000. Furthermore, as Respondent’s contributions, and the contributions of its affiliated entities, exceeded \$50,000 for the calendar year, Respondent was also obligated to file all required campaign statements online or electronically with the Secretary of State after the \$50,000 threshold amount was met.

Respondent committed two violations of the Act by failing to timely file a semi-annual campaign statement and by failing to timely file a semi-annual campaign statement electronically.

For the purposes of this Stipulation, Respondent’s violations are stated as follows:

COUNT 1: Respondent Ram Development, Inc. failed to timely file a semi-annual campaign statement, by the January 31, 2001 due date, for the reporting period July 1, 2000 through December 31, 2000, in violation of section 84200, subdivision (b).

COUNT 2: Respondent Ram Development, Inc. failed to timely file a semi-annual campaign statement electronically, by the January 31, 2001 due date, for the reporting period July 1, 2000 through December 31, 2000, in violation of section 84605, subdivision (a).

¹ The Political Reform Act is contained in Government Code sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission are contained in sections 18109 through 18997 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

SUMMARY OF THE LAW

An express purpose of the Act, as set forth in section 81002, subdivision (a), is to ensure that the contributions and expenditures affecting election campaigns are fully and truthfully disclosed to the public, so that voters may be better informed, and improper practices may be inhibited. To that end, the Act sets forth a comprehensive campaign reporting system designed to accomplish this purpose of disclosure.

Section 82013, subdivision (c) includes within the definition of “committee” any person or combination of persons who directly or indirectly makes contributions, including loans, totaling ten thousand dollars (\$10,000) or more in a calendar year to, or at the behest of, candidates or committees. This type of committee is commonly referred to as a “major donor” committee. Additionally, pursuant to section 85311 and regulation 18428, the contributions of affiliated entities are aggregated with the entity that directs and controls the expenditures of the affiliates.

Section 84200, subdivision (b) requires a major donor committee to file a semi-annual campaign statement for any reporting period in which the committee made campaign contributions. The first semi-annual campaign statement covers the reporting period January 1 to June 30, and must be filed by July 31. The second semi-annual campaign statement covers the reporting period July 1 to December 31, and must be filed by January 31 of the following year.

Section 84605, subdivision (a) requires, beginning July 1, 2000, that major donor committees, which make contributions totaling fifty thousand dollars (\$50,000) or more in a calendar year, must file all required campaign statements online or electronically with the Secretary of State, after the \$50,000 threshold amount is met.

Section 84215, subdivision (a) requires all major donor committees supporting state general purpose committees to file their campaign statements with the office of the Secretary of State, with the Registrar-Recorder of Los Angeles County, and with the Registrar of Voters of the City and County of San Francisco.

SUMMARY OF THE FACTS

In 2000, during the second semi-annual campaign reporting period July 1, 2000 through December 31, 2000, Respondent Ram Development, Inc. and its affiliated entities: 633 Hampshire Street Associates, LLC; 3365 20th Street Associates; Franklin Square, LLC; Minnesota L/W Associates, LLC; and Mississippi Street Lofts, LLC, made \$105,250 in political contributions. Since Respondent and its affiliated entities were a “combination of persons who made contributions totaling \$10,000 or more in a calendar year,” Respondent thereby qualified, under section 82013, subdivision (c) of the Act, as a major donor committee.

COUNT 1
Failure to File a Semi-Annual Campaign Statement

As a major donor committee, Respondent Ram Development, Inc. had a duty to file a semi-annual campaign statement by January 31, 2001, for the reporting period July 1, 2000 through December 31, 2000. Respondent failed to file a semi-annual campaign statement, by January 31, 2001, in violation of section 84200, subdivision (b).

During the reporting period July 1, 2000 through December 31, 2000, Respondent and its affiliated entities made \$105,250 in campaign contributions to support various candidates for seats on the Board of Supervisors for the City and County of San Francisco and to the Residential Builders Association of San Francisco PAC, which it failed to disclose in a timely filed semi-annual campaign statement. By failing to timely file a semi-annual campaign statement disclosing Respondent's contributions, as set forth above, Respondent committed a violation of section 84200, subdivision (b).

Respondent filed a semi-annual campaign statement for the reporting period January 1, 2000 through December 31, 2000, with the Office of the Secretary of State, on June 27, 2003, two years and five months late.

COUNT 2
Failure to File Semi-Annual Campaign Statement Electronically

As a major donor committee, Respondent Ram Development, Inc. had a duty to file a semi-annual campaign statement electronically by January 31, 2001, for the reporting period July 1, 2000 through December 31, 2000. Respondent failed to file a semi-annual campaign statement electronically, by January 31, 2001, in violation of section 84605, subdivision (a).

On November 11, 2000, Respondent's total contributions for calendar year 2000 totaled \$98,500. As such, Respondent had met the \$50,000 threshold amount, which thereafter required all campaign statements filed by Respondent to be filed electronically or online with the Office of the Secretary of State, in addition to the paper-filing requirement.

During the reporting period July 1, 2000 through December 31, 2000, Respondent and its affiliated entities made \$105,250 in political contributions, which Respondent failed to disclose in an electronically filed semi-annual campaign statement by the January 31, 2001 due date. By failing to file a semi-annual campaign statement electronically, disclosing contributions made, as set forth above, Respondent committed a violation of section 84605, subdivision (a).

Respondent filed a semi-annual campaign statement electronically, for the reporting period January 1, 2000 through December 31, 2000, with the Office of the Secretary of State, on June 27, 2003, two years and five months late.

CONCLUSION

This matter consists of two counts, which carry a maximum possible administrative penalty of Ten Thousand Dollars (\$10,000).

Under the Enforcement Division's Streamlined Major Donor Enforcement Program, the approved administrative penalty for Respondent's failure to timely file a semi-annual major donor campaign statement is \$1,453. However, this matter has been removed from the streamlined program due to the total amount of contributions that were not timely reported. The appropriate administrative penalty for cases removed from the streamlined program is determined on a case by case basis.

In this case, Respondent's violations are aggravated, as the undisclosed contributions, both in paper and electronically, exceeded \$100,000. However, Respondent was a first-time major donor committee and has attributed its violations to being unaware of the reporting requirements. Therefore, a penalty slightly above the middle of the administrative penalty range applicable in this matter is appropriate.

The facts of this case therefore justify imposition of the agreed upon penalty of Six Thousand Dollars (\$6,000).